

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westmoreland County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$25,483,076**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 29			
Program Progress:							
% of Funds Committed	95.30 %	92.54 %	10	90.66 %	88		86
% of Funds Disbursed	87.28 %	86.13 %	9	81.06 %	79		76
Leveraging Ratio for Rental Activities	2.35	4.83	22	4.62	25		31
% of Completed Rental Disbursements to All Rental Commitments***	74.29 %	93.21 %	27	81.27 %	19		18
% of Completed CHDO Disbursements to All CHDO Reservations***	61.97 %	69.32 %	21	68.23 %	31		32
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.12 %	82.60 %	24	79.86 %	17		19
% of 0-30% AMI Renters to All Renters***	35.98 %	37.61 %	14	44.82 %	32		32
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.39 %	98.45 %	16	94.65 %	58		56
Overall Ranking:			In State:	28 / 29	Nationally:	25	29
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,313	\$19,557		\$25,419	164	Units	15.80 %
Homebuyer Unit	\$46,042	\$15,500		\$14,530	55	Units	5.30 %
Homeowner-Rehab Unit	\$13,707	\$15,967		\$20,251	503	Units	48.60 %
TBRA Unit	\$4,255	\$5,674		\$3,156	313	Units	30.20 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westmoreland County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$113,272	\$117,352	\$20,632
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.94

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	87.1	80.0	92.4	90.1
Black/African American:	11.0	14.5	7.6	8.9
Asian:	0.6	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.6	1.8	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.6	1.8	0.0	1.0
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HOUSEHOLD SIZE:

1 Person:	36.8	14.5	41.0	41.2
2 Persons:	16.0	18.2	25.3	26.8
3 Persons:	30.7	29.1	14.1	17.6
4 Persons:	8.6	18.2	8.6	9.9
5 Persons:	4.9	10.9	8.2	3.5
6 Persons:	2.5	7.3	2.4	1.0
7 Persons:	0.6	1.8	0.2	0.0
8 or more Persons:	0.0	0.0	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	9.2	12.7	15.7	14.4
Elderly:	30.7	0.0	39.6	26.2
Related/Single Parent:	43.6	50.9	14.9	43.8
Related/Two Parent:	12.3	32.7	26.5	8.3
Other:	4.3	3.6	3.2	7.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	66.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.6	
No Assistance:	33.1	

of Section 504 Compliant Units / Completed Units Since 2001 66

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westmoreland County Consortium State: PA Group Rank: 25
(Percentile)
State Rank: 28 / 29 PJs Overall Rank: 29
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	74.29	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	61.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.12	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.39	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.29	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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